113.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	572,500 / 572,500
					USE VALUE:	572,500 / 572,500
					ASSESSED:	572,500 / 572,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
568		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEREZ SANTIAGO
Owner 2:	
Owner 3:	
Street 1:	568 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,673 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	12	41C
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4673.000	219,600		352,900	572,500
Total Card	0.107	219,600		352,900	572,500
Total Parcel	0.107	219,600		352,900	572,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.97 | /Parcel: 425.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 72664
GIS Ref:
GIS Ref:
Insp Date: 09/17/18

!8821!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	219,600	0	4,673.	352,900	572,500	572,500	Year End Roll	12/18/2019
2019	101	FV	183,700	0	4,673.	347,900	531,600	531,600	Year End Roll	1/3/2019
2018	101	FV	190,000	0	4,673.	267,200	457,200	457,200	Year End Roll	12/20/2017
2017	101	FV	190,000	0	4,673.	252,100	442,100	442,100	Year End Roll	1/3/2017
2016	101	FV	190,000	0	4,673.	231,900	421,900	421,900	Year End	1/4/2016
2015	101	FV	179,000	0	4,673.	216,800	395,800	395,800	Year End Roll	12/11/2014
2014	101	FV	179,000	0	4,673.	199,700	378,700	378,700	Year End Roll	12/16/2013
2013	101	FV	179,000	0	4,673.	199,700	378,700	378,700		12/13/2012

PRINT

Date	Time
12/10/20	23:21:51

LAST REV

Date	Time
12/08/20	15:35:16
jorourke	
8821	

USER DEFINED

Prior Id # 1:	72664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14450-57		10/1/1981		57,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	495	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
6/18/2014	External Ins	PC	PHIL C
12/3/2008	Meas/Inspect	372	PATRIOT
11/13/2000	Hearing N/C	201	PATRIOT
4/25/2000	Inspected	263	PATRIOT
2/9/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4673		Sq. Ft.	Site		0	70.	1.08	6			Med. Tr	-10					352,920						352,900	

Total AC/HA: 0.10728 | Total SF/SM: 4673 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 352,920 | Spl Credit | Total: 352,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98696071
Adj $ / SQ:	166.550
Other Features:	59250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318232
Depreciation:	98652
Depreciated Total:	219580

COMMENTS

PDAS SINK & SHOWER IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	3		Baths:	1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

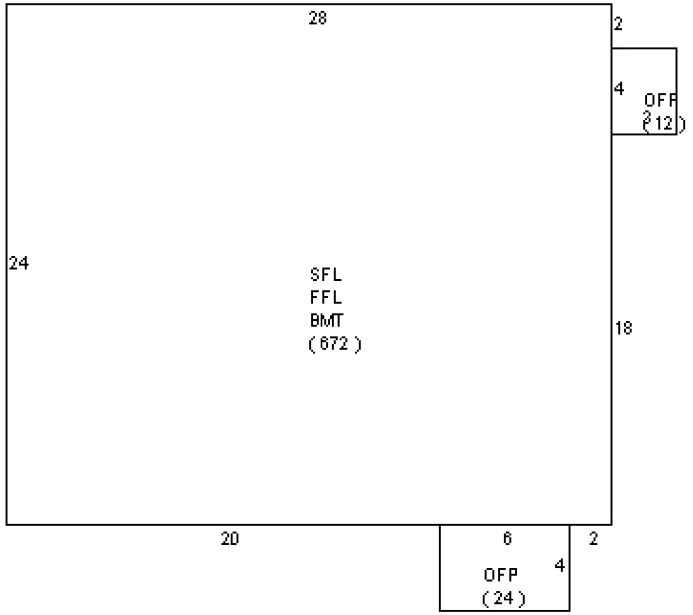
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.55
Special Features:	0	Val/Su Net:	107.02
Final Total:	219600	Val/Su SzAd	163.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	49.960	33,576
FFL	First Floor	672	166.550	111,921
SFL	Second Floor	672	166.550	111,921
OFP	Open Porch	36	43.430	1,563

Net Sketched Area:	2,052			Total:	258,981
Size Ad	1344	Gross Are	2052	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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